



09/230455

1/14

IFW/B

AMC PROLEASE - [LEASE ENTRY FORM]		FILE EDIT TOOLS HELP		HOME BACK NEW SEARCH SAVE REPORTING: PRINT	
<h3>LEASE INFORMATION</h3>					
PROPERTY ID: AMC 12	PROPERTY NAME: MAGNOLIA TOWERS	LEASE STATUS: ACT			
LEASE ID: LASSEMA00	DBA NAME: ASSET MANAGEMENT CONSULTANTS, INC.	LEASE TYPE: NET			
TENANT ID: TASSEMA00	LEGAL NAME: ASSET MANAGEMENT CONSULTANTS, INC.				
SUITES 12	PROJECT: AMC	TOTAL BUILDING SF: 100,000	MINIMUM RENT		
SUITE EDIT	REGION: EAST	BILLABLE PARKING SPACES: 0	RECURRING CHARGES		
	PORTFOLIO: AMC 12	TENANT PRORATA SHARE: 2.45	PERCENTAGE RENT		
LEASE TERM DATES		NON-FINANCIAL			
EXECUTION DATE: 11/24/98	RENT START DATE: 12/1/98	CONTACTS			
BEGIN DATE: 12/1/98	EXPIRATION DATE: 11/30/03	LEASE ISSUES			
OCCUPANCY DATE: 12/1/98	VACATE DATE:	RENEWAL OPTIONS			
LEASE TERM IN MONTHS: 60		SECURITY DEPOSITS			
		LATE FEE/ESTOPPEL			
		FULL SET			
WHO MODIFIED ME?		INDEX LEASE	DATA SET: DANIEL		
RECORD 1 OF 1		FILTER			
READY					

FIG. 1

FIG. 2

BACK

SAVE

CHANGE SUITE

MINIMUM RENTAL

PROPERTY ID: PT2SUM

SUITE NUMBER: 0170

BASE RENTAL TYPE: BRT

LEASE ID: LTHRICA00

SQUARE FOOTAGE: 2182

PAYMENT TYPE: MONTHLY

CURRENT RENTAL: \$1,454.67

LEASE TERM TYPE: LEASE YEAR

LEASE TERM DEFINED: ON LCD

FUTURE RENTAL ACTIVITY

EFF DATE	MONTHLY	ANNUAL	PER SQ. FT.
9/1/97	\$1,454.67	\$17,456.00	\$8.00
*			

CONSUMER PRICE INDEX

CPI TABLE:

CPI FLOOR:

REVIEW TYPE:

COMMENT:

FREQUENCY:

CPI CAP:

MIN. RENTAL NOTES:

FIG. 3

BACK

NEW

SAVE

CHANGE SUITE

RECURRING CHARGES

PROPERTY ID:

P12SUM

SUITE NUMBER:

0170

CATEGORY:

RRM

LEASE ID:

LTHRICA00

SQUARE FOOTAGE:

2182

RECOVERY CALC. TYPE:

PRO RATA

CURRENT AMOUNT:

\$130.98

ADMIN FEE:

SILENT

MGMT FEE:

INCLUDED

CAP X:

SILENT

MAJOR TENANTS:

INCLUDED

DESCRIPTION OF MAJOR T'S:

BASE AMOUNT:

\$0.00

PAYMENT TYPE:

MONTHLY

CAP AMOUNT:

\$0.00

CAP PERCENT:

0.00%

CPI TABLE:

FREQUENCY:

CPI FLOOR:

CPI CAP:

COMMENT:

REVIEW TYPE:

FUTURE ACTIVITY

EFE DATE

MONTHLY

ANNUAL

PER SQ. FT.

NOTES:

FIG. 4

ADM	ADMIN FEE
AMF	ASSET MANAGEMENT FEE
ANT	ANTENNA/COMM
ATM	ATM
BRC	
CAM	COMMON AREA MAINTENANCE
CPI	CPI OFFICE
CRN	CONTRA-BASE RENT OFFICE
ECY	OFFICE OPEX (BASE YEAR)
ELC	ELECTRICAL REIMBURSEMENT
EMF	OFF. MGMT. FEE / BASE YEAR
EOT	OFF. TAX / BASE YEAR
GAR	GARBAGE
HVAC	
INS	INSURANCE
INT	INTEREST
JAN	JANITORIAL
KIO	CARTS/KIOSKS
MGM	MANAGEMENT FEE
MGT	MANAGEMENT FEE
MISC	MISC.
OTA	OVERTIME AIR CHARGE
OTH	OTHER REIMBURSEMENT
PKD	PARKING -DAILY
PKG	PARKING -MONTHLY
PKX	PARKING TAX-WASHINGTON STATE
REM	RECOVERY-OFFICE MGMT. FEE
REO	RECOVERY-OFFICE OPEX
RET	RECOVERY-OFFICE TAX
SGN	SIGNAGE
SIG	SIGNAGE/ADVERTISING
SPI	STORAGE CPI
SRT	SECURITY
STE	STEAM REIMBURSEMENT
SUB	SUBLEASE PROFITS
TAX	TAX
TIR	TI AMORTIZED RENT
UTL	UTILITIES
VEN	VENDING
WTR	WATER & SEWER

FIG. 5

<div>BACK</div> <div>SAVE</div>									
<h2>PERCENTAGE RENTAL</h2>									
PROPERTY ID: <input type="text" value="P12SUM"/> SUITE NUMBER: <input type="text" value="0170"/> LEASE ID: <input type="text" value="LTHRICA00"/> SQUARE FOOTAGE: <input type="text" value="2182"/>	LEASE Y/E MONTH: <input type="text" value="1"/> <input type="text" value="1"/> PAID IN MONTH: <input type="text" value="1"/> <input type="text" value="1"/> LEASE YEAR DEFINED: <input type="text" value="1"/> <input type="text" value="1"/> BILLING CYCLE: <input type="text" value="1"/> <input type="text" value="1"/>								
PERCENT RENT TYPE: <input type="text" value="1"/> <input type="text" value="1"/> NATURAL BREAKPOINT: <input type="text" value="NO"/> <input type="text" value="1"/> PARTIAL YEAR INCL.: <input type="text" value="YES"/> <input type="text" value="1"/>	INTERIM REPORT DUE: <input type="text" value="1"/> <input type="text" value="1"/> WITHIN: <input type="text" value="1"/> <input type="text" value="1"/> ANNUAL REPORT DUE WITHIN: <input type="text" value="1"/> <input type="text" value="1"/>								
BREAKPOINT CHANGES									
<table border="1"> <thead> <tr> <th>PERCENTAGE</th> <th>ABOVE</th> </tr> </thead> <tbody> <tr> <td><input type="text" value="0.00%"/></td> <td><input type="text" value="\$0.00"/></td> </tr> </tbody> </table>	PERCENTAGE	ABOVE	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<table border="1"> <thead> <tr> <th>EFFECTIVE DATE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td><input type="text" value="1"/></td> <td><input type="text" value="1"/></td> </tr> </tbody> </table>	EFFECTIVE DATE	AMOUNT	<input type="text" value="1"/>	<input type="text" value="1"/>
PERCENTAGE	ABOVE								
<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>								
EFFECTIVE DATE	AMOUNT								
<input type="text" value="1"/>	<input type="text" value="1"/>								
% RENT NOTES: <input type="text"/>									

FIG. 6

AMCPROLEASE - [DOCUMENT]

FILE EDIT TOOLS HELP

LEASE: ASSET MANAGEMENT CONSULTANTS, INC

LEASE DOCUMENT

LINK DOCUMENT

INDEX ID: ADD

LEASE SAVE

LEASE DOCUMENT

INDEXED

ORIGINAL

REMOVE

AMC OFFICE TOWERS
LEASING AGREEMENT
BETWEEN
AMC REGIONAL PARTNERSHIP
A NORTH CAROLINA LIMITED LIABILITY COMPANY
AND
ASSET MANAGEMENT CONSULTANTS, INC.
DATED 7/27/99

TABLE OF CONTENTS
DEFINITIONS
1.1 OFFICE TOWER
1.2 LEASE YEAR
1.3 COMMON AREAS

44 ASSIGN/SUBLEASE
3F BASE RENTAL
13F BILLING ADDRESS
4F COMMON AREA MAINTENANCE
18F COMMON AREAS
34 CONTINUOUS USE
30 COTEHANCY
12F CPI
52 DAMAGE
51 DEFAULT
53 EMINENT DOMAIN
17F ESTOPPEL CERTIFICATE
31 EXCLUSIVES
57 EXHIBITS
42 GO DARK
15F GUARANTOR
38 HOLDOVER
19F INSURANCE
43 KICKOUT
39 LANDLORD ENTRY
23 LANDLORD EXPANSION
28 LANDLORD INDEMNIFICATION
49 LANDLORD INSURANCE
32 LANDLORD LEASING RESTRICTION
22 LANDLORD MAINTENANCE
35 LANDLORD MARKETING
24 LANDLORD OUTPARCEL RESTRICTIONS
33 LANDLORD USE

FILENAME: LASSETMA01.RTF

FORMATTING
B / L + [font icons] COA FONT

READY

FLTR

FIG. 7

LINK DOCUMENT

AMCPROLEASE - [NON-FINANCIAL ENTRY FORM]

FILE EDIT TOOLS HELP

BACKNEWSAVE

ORIGINAL VALUES
ASSETLASSETMA01

PROPERTY ID: [ASSET0]LEASE ID: [LASSETMA0]

NON-FINANCIAL (LEGAL) INFORMATION

TYPE

STATUS

ASSIGN/SUBLEASE

STATUS

44

ASSIGN/SUBLEASE

CONTINUOUS USE

EXCLUSIVES

EXHIBITS

GO DARK

HOLD OVER

LANDLORD ENTRY

EDIT

NOTES

11.1. TENANT SHALL NOT SELL, ASSIGN, OR OTHERWISE TRANSFER THIS LEASE, OR SUBLET THE PREMISES OR ANY PART THEREOF (CALL OF THE FOREGOING COLLECTIVELY REFERRED TO AS A "TRANSFER") WITHOUT THE PRIOR WRITTEN CONSENT OF LANDLORD, WHICH CONSENT LANDLORD MAY GRANT OR WITHHOLD IN ITS SOLE AND ABSOLUTE DISCRETION.

11.2. VOTING CONTROL

11.3. DISSOLUTION OF PARTNERSHIP

LEASE DETAIL

DETAIL

PRINT

ASSIGN/SUBLEASE

SECTION 11

TRANSFERS, ASSIGNMENT AND SUBLETTING

11.1. ASSIGNMENT AND SUBLETTING. TENANT SHALL NOT, EITHER VOLUNTARILY OR BY OPERATION OF LAW, SELL, ASSIGN, HYPOTHECATE OR OTHERWISE TRANSFER THIS LEASE, OR SUBLET THE PREMISES OR ANY PART THEREOF (ALL OF THE FOREGOING COLLECTIVELY REFERRED TO AS A "TRANSFER" WITHOUT THE PRIOR WRITTEN CONSENT OF LANDLORD, WHICH CONSENT LANDLORD MAY GRANT OR WITHHOLD IN ITS SOLE AND ABSOLUTE DISCRETION. LANDLORD AND TENANT ACKNOWLEDGE AND AGREE THAT THE FOREGOING RESCRIPTION ON TRANSFER HAS BEEN FREELY NEGOTIATED BY THE PARTIES HERETO AND THAT LANDLORD WOULD NOT HAVE ENTERED INTO THIS LEASE WITHOUT TENANT'S CONSENT TO THE TERMS OF THIS PARAGRAPH. ANY ATTEMPTED TRANSFER SHALL BE VOID AB INITIO AND TENANT SHALL REMAIN PRIMARILY LIABLE ON THIS LEASE AND SHALL NOT BE RELEASED FROM PERFORMING ANY OF THE TERMS, COVENANTS AND CONDITIONS OF THIS LEASE.

11.2. VOTING CONTROL. IF TENANT IS A CORPORATION AND IF THE PERSON OR PERSONS WHO OWN A MAJORITY OF ITS VOTING SHARES AT THE TIME OF EXECUTION HEREOF CEASE TO OWN A MAJORITY OF SUCH SHARES AT ANY TIME HEREFTER, EXCEPT AS A RESULT OF TRANSFERS BY GIFT, REQUEST OR INHERITANCE, TENANT SHALL PROMPTLY SO NOTIFY LANDLORD THEREOF AND WHETHER OR NOT TENANT HAS NOTIFIED LANDLORD THEREOF, LANDLORD MAY TERMINATE THIS LEASE BY NOTICE TO TENANT EFFECTIVE NINETY(90) DAYS FROM THE DATE OF SUCH NOTICE FROM TENANT OR THE DATE WHICH

RECORD 1 OF 10

INDEX LEASE

VIEW FULL LEASE

VIEW FULL INDEX

READY

FIG. 8

<input type="button" value="BACK"/> <input type="button" value="NEW"/> <input type="button" value="SAVE"/>		ORIGINAL VALUES PT2NON LALRMEQD PROPERTY ID: PT2NON LEASE ID: LALRMEQD	
NON-FINANCIAL (LEGAL) INFORMATION			
TYPE: CNT- ASSIGN/SUBLEASE NOTES:	STATUS: ACT ▼ FUTURE CONDITION: TXT ▼	44 <input type="button" value="EDIT"/>	CNT- ASSIGN/SUBLEASE HOLDOVER PER- TENANT USE REC- RECAPTURE REL- RELOCATION/LL SEN- SIGNAGE/RESTRICT TRM- TERMINATION/LL
T SHALL PAY TO LL A REASONABLE AND STANDARD PROCESSING FEE AND SHALL PAY LL'S REASONABLE ATTORNEYS' FEES INCURRED IN CONNECTION WITH LL'S REVIEW OF ANY REQUESTED ASSIGNMENT OR SUBLEASE.			

FIG. 9

BACK

NEW

SAVE

ORIGINAL VALUES

P12N0N

LATERHEO

PROPERTY ID: P12N0N

LEASE ID: LATERHEO

CONTACTS FOR LEASE

ALL

TENANT

BILLING

BROKER

CONTACT TYPE: BILLING

CONTACT NAME: VALERE MEDICAL CORPORATION

ADDRESS LINE ONE: 1720 MONTGOMERY STREET

ADDRESS LINE TWO: SUITE 750

CITY: SAN FRANCISCO

STATE: CA

ZIP CODE: 94104

BILLING CONTACT: ACCOUNTS PAYABLE

PHONE NUMBER:

FAX NUMBER:

WEB ADDRESS:

FIG. 10

LEASE ISSUES

LEASE ISSUES

PROPERTY ID: ALBERMARLE LEASE ID: LFT/AM01

LEASE ISSUE NOTES:

ACCORDING TO THE RENT ROLL DATED 12/3/99, THE LEASE EXPIRATION DATE IS 10/31/02. ACCORDING TO THE LEASE, HOWEVER, THE LEASE EXPIRATION DATE IS 7/31/02 (THE LEASE COMMENCEMENT DATE IS 8/1/99 AND THE TERM IS 3 YEARS). THE LEASE WAS ABSTRACTED WITH AN EXPIRATION DATE OF 7/31/02

RECORD: 1 OF 1 (FILTERED)

FIG. 11

BACK

NEW

SAVE

RENEWAL OPTION DETAIL

PROPERTY ID:
LEASE ID:

P123456
L1234567890

TYPE:
NOTICE:
TERM:

OPTION
1270 DAYS
15 YEARS

OPTION START DATE:
OPTION END DATE:

3/17/02
3/16/07

STATUS:
FUTURE CONDITION:

ACT
MARKT

EXERCISE START DATE:
EXERCISE END DATE:

3/17/07
6/20/07

INITIAL MIN. RENT:

LL NOTIFY START DATE:
RESPOND END DATE:

OPTION RENTAL DATES:

LEFFDATE

MONTHLY

ANNUAL

COMMENTS:

ENDING RENTAL PSF

ENDING MONTHLY RENTAL-\$21.34 PSF
MARKET RATE

FIG. 12

<input type="button" value="BACK"/>	<input type="button" value="SAVE"/>	PROPERTY ID: <input type="text" value="P123456789"/>	LEASE ID: <input type="text" value="L123456789"/>
SECURITY DEPOSITS			
<div>FORM OF DEPOSIT 1: <input type="text" value="SEC"/> FORM OF DEPOSIT 2: <input type="text"/></div> <div>DEPOSIT STATUS CODE 1: <input type="text" value="RCD"/> DEPOSIT STATUS CODE 2: <input type="text"/></div> <div>SECURITY AMOUNT 1: <input type="text" value="\$29,922.82"/> SECURITY AMOUNT 2: <input type="text" value="\$0.00"/></div>			
<div>SECURITY DEPOSIT NOTES:<div></div></div>			

FIG. 13

BACK

SAVE

PROPERTY ID: LEASE ID:

LATE FEES/ESTOPPEL

LATE FEE TERMS:

LATE FEE NOTES:
2% OF THE OVERDUE AMOUNT, PLUS INTEREST AT A RATE EQUAL TO THE LESSER OF (1) CITIBANK'S PRIME RATE + 4% OR (11) THE
MAXIMUM LAWFUL RATE OF INTEREST.

ESTOPPEL REQUIRED: ☒

ESTOPPEL NOTES:

FIG. 14